



BRIGHTS
ESTATE AGENTS



**SADDLEBACK HOUSE, 31 CENTURY DRIVE, NORTHAM, BIDEFORD. EX39 1BG
GUIDE £800,000**

Individual three/four bedroom detached three storey house within an elevated position enjoying coastal and estuary views. The property has a gated frontage with an integral garage and balcony. There is an impressive master bedroom suite with an en-suite, grand internal staircase with an appealing oak finish throughout. Located on a highly favoured road within the popular village of Northam.



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Century Drive is located just off the lower end of Bay View Road so being within reasonable reach for the local health centre, dental surgery, library and also the village centre with its selection of locally owned shops including supermarket, newsagents, fish and chip shop etc. The village also has a modern indoor heated swimming pool complex, Junior and Infants School and is just one and a half miles from the Port and Market Town of Bideford to which there are regular bus services. Also nearby is the local seaside resort of Westward Ho! with its long beach and adjacent championship golf course.

SERVICES: All mains services. Underfloor central heating throughout. Upvc double glazed windows and doors. Solar hot water. Mostly engineered oak flooring laid throughout.

COUNCIL TAX BAND: F.

TENURE: Freehold.

DIRECTIONS TO FIND: From Bideford proceed directly to Northam taking the turning left just after the war memorial into Bay View Road continuing for a short distance and taking the second turning right into Lundy View and then first left into Century Drive. Continue to the very end where the property will be found with house number displayed.

The accommodation is at present arranged to provide (measurements are approximate):-

ENTRANCE PORCH: 4.23m x 3.15m max UPVC double glazed doors and tiled flooring. Half glazed door into: **ENTRANCE HALL:** Oak flooring, stairs to the first floor. Door into:

INNER HALL: Tiled flooring and storage for cloaks and footwear. **UTILITY ROOM:** 3.12m x 2.30 Working surface incorporating one and a half bowl stainless steel single drainer sink unit with tiled, cupboards below, space and plumbing for washing machine. Wall mounted gas fired Worcester boiler and a large shelved linen cupboard. Tiled flooring. **CLOAK ROOM:** Low-level dual flush WC, wash basin and vanity unit with tiled splash-back. Extractor fan and tiled flooring.

WORKSHOP: 6.35m x 2.57m Work bench and fitted carpet. Door into: **INTEGRAL GARAGE:** 6.37m x 3.52m Electric roller door, power and lighting. **CELLAR:** 9.85m x 4.07m max Large storage area with fitted shelving and UPVC double glazed door to the outside of the property.

STAIRS AND FIRST FLOOR LANDING: **STAIRS** to the second floor - **KITCHEN LIVING DINING ROOM:** 7.00m x 6.50m max Superbly light and spacious room with impressive kitchen area incorporating range cooker having seven ring gas hobs with ovens below and extractor fan above. Textured sink unit with double grooved drainers and tiled splashback. Good range of drawers and cupboards with matching wall units. Tiled flooring and large breakfast island looking onto the dining area and UPVC double glazed doors onto **ENCLOSED BALCONY** 3.61m x 1.53m having tiled flooring, glass balustrades and fantastic views over Northam, Westward Ho! and onto the estuary. Half glazed door into:

DINING ROOM: 3.46m x 3.39m

OFFICE: 3.01m x 2.31m

Steps to the: **HALF LANDING:** Airing cupboard housing hot water tank with shelving.

BEDROOM TWO: 5.42m x 3.59m Built-in mirror fronted wardrobes and fitted carpet. Pleasant aspect over the rear garden. **ENSUITE:** Bath with fitted shower over, extensively tiled splashback, wash basin and low level dual flush WC. Electric ladder style radiator and tiled flooring extractor fan.

BEDROOM THREE: 5.66m x 3.31m Built-in mirror fronted sliding door wardrobes and UPVC double glazed French doors onto the rear garden. Jack and Jill doors into:

SHOWER ROOM: Shower cubicle with fitted splash boarding, wash basin vanity unit, low-level dual flush WC. Extensively tiled splashback and tiled flooring. Electric ladder style radiator and extractor fan. Stairs and second floor landing:

STAIRS TO SECOND FLOOR – LIVING ROOM: 8.66m x 4.16m Superb dual aspect room with four deluxe windows and UPVC double glazed doors opening onto a Juliet balcony. Internal glazing looking onto the second floor staircase.

MASTER BEDROOM SUITE: 6.94m x 3.17m Built-in mirror fronted sliding door wardrobes and walk-in wardrobe with access to loft space. Bay window with elevated and superb sea and estuary views, also overlooking Northam burrows. **ENSUITE:** Shower cubicle with fitted splash boarding, his and hers wash basin with vanity unit below incorporating low-level dual flush WC. Large fitted mirror, shaver point and extractor fan. Tiled flooring and ladder style chrome heated towel rail.

OUTSIDE: Electric gated entrance leads onto a driveway with space for at least 4/5 vehicles. There is also a large covered area used for bin storage and gardening equipment. Steps lead up to side access taking you into the south facing **REAR GARDEN** having a large deck area, paved pathway and a two tiered lawn separated by colourful and pretty flower beds. The borders are a mixture of fencing, hedging and an attractive stone wall. The garden is quite private being nicely nestled in by medium and large trees.



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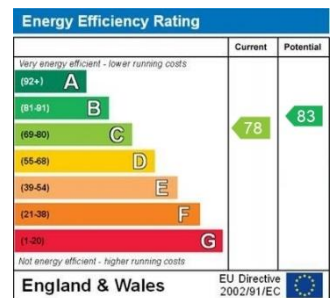


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Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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